001.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	918,100 / 918,100
					USE VALUE:	918,100 / 918,100
					ASSESSED:	918,100 / 918,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17	-17A	FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MORGAN DOROTHY A & DAVID R/TRS
Owner 2:	D R MORGAN FAMILY REALTY TRUST
Owner 3:	
Street 1:	35 RICHARDS RD
Street 2:	
Twn/City:	WATERTOWN
St/Prov:	MA Cntry: Own Occ: N
Postal:	02472 Type:

PREVIOUS OWNER

Owner 1:	MORGAN DOROTHY A -
Owner 2:	-
Street 1:	35 RICHARDS ROAD
Twn/City:	WATERTOWN
St/Prov:	MA Cntry:
Postal:	02472

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2395 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4000.000	482,100	4,000	432,000	918,100
Total Card	0.092	482,100	4,000	432,000	918,100
Total Parcel	0.092	482,100	4,000	432,000	918,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.34 /Parcel: 383.34

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	482,100	4000	4,000.	432,000	918,100		Year end	12/23/2021
2021	104	FV	460,100	4000	4,000.	432,000	896,100		Year End Roll	12/10/2020
2020	104	FV	460,100	4000	4,000.	432,000	896,100	896,100	Year End Roll	12/18/2019
2019	104	FV	355,800	4000	4,000.	459,000	818,800	818,800	Year End Roll	1/3/2019
2018	104	FV	355,800	4000	4,000.	334,800	694,600	694,600	Year End Roll	12/20/2017
2017	104	FV	354,900	4000	4,000.	291,600	650,500	650,500	Year End Roll	1/3/2017
2016	104	FV	354,900	4000	4,000.	248,400	607,300	607,300	Year End	1/4/2016
2015	104	FV	315,900	4000	4,000.	243,000	562,900	562,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 45

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORGAN DOROTHY	1458-147		8/26/2014	Convenience	1	No	No		
	1028-136		4/1/1987		180,000	No	No		Russell J Morgan dod 6/4/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2018	645	Siding	14,700	C				
5/5/2003	325	Porch	3,500					repair porches
1/12/2003	22	Redo Bat	2,500					REMODEL 2 BATHS
7/26/2002	599	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/4/2017	MEAS&NOTICE	HS	Hanne S
5/1/2009	Meas/Inspect	372	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Patriot Properties Inc.

User Acct: 466
GIS Ref:
GIS Ref:
Insp Date: 08/04/17
!45!

PRINT

Date	Time
12/29/21	17:55:46

LAST REV

Date	Time
06/18/18	08:10:11
danam	

USER DEFINED

Prior Id # 1:	466
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08841336
Const Adj.:	0.99980003
Adj $ / SQ:	195.875
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	655043
Depreciation:	172931
Depreciated Total:	482111

COMMENTS

scuttle.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

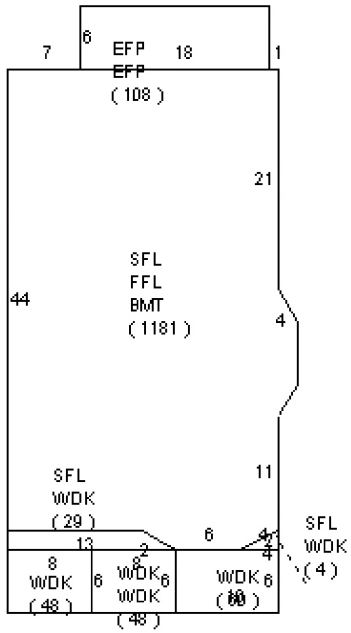
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	195.88
Special Features:	0	Val/Su Net:	119.66
Final Total:	482100	Val/Su SzAd	201.29

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	195.880	237,793
BMT	Basement	1,181	58.760	69,399
FFL	First Floor	1,181	195.880	231,329
WDK	Deck	237	10.220	2,422
EFP	Enclos Porch	216	39.820	8,601

Net Sketched Area:	4,029			Total:	549,544
Size Ad	2395	Gross Area	4029	FinArea	2395

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	FR	1940	21.94	T	50	104			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000

IMAGE

AssessPro Patriot Properties, Inc